

SUNNINGDALE PARK

The development scenario presented to the right display a possibility based on the configuration of the existing vacant site, the surrounding context, and Ordinance standards. Once the land survey is conducted, we will know the exact location of the existing parcel boundary and the property lines and buildable area may change slightly.

R-1A Zoning District Dimensional Standards:

Min. Lot Width - 75 ft.
 Min. Lot Size - 8,500 SF
 Max. Lot Coverage - 35%

Setbacks:

Front yard - 40 ft.
 Rear yard - 28 ft.
 Side yard - 10 ft. min., 25 ft. min. both sides
 Max. Building Height - 2.5 stories or 30 ft.

The proposed scenarios propose the front yard / front of house of Lot 1 facing Sunningdale Drive and the front of house for Lot 3 facing Lochmoor Boulevard. Whereas Lot 2 would face Sunningdale Park. To allow for greater consistency of the three houses, we recommend exploring a variance to the front yard setback of Lot 2 to be in line with the side yard setback and buildable area of Lot 1 and 3.

LOT	LOT AREA	LOT WIDTH	ILLUSTRATIVE HOUSE FOOTPRINT
LOT 1	16,275 SF	95'	2,525 SF (1,900 SF / 625 SF Garage)
LOT 2	12,975 SF	136'	2,165 SF (1,540 SF / 625 SF Garage)
LOT 3	16,275 SF	95'	2,525 SF (1,900 SF / 625 SF Garage)

